



TLP NO. 261/2020/H

A large graphic featuring the word "GOOGEE" in its multi-colored font, positioned above the words "PHARMA CITY" in a large, bold, brown font. Below "PHARMA CITY" is the text "AT YACHARAM" in a smaller, black font. The entire graphic is set against a white, stylized city skyline silhouette. A white arrow curves from the left towards the top of the graphic.

GOOGEE PHARMA CITY AT YACHARAM

TS RERA - P02400002500

It's all about... Living peacefully

ONE OF THE BIGGEST SINGLE LP PROJECT IN TELANGANA





**A magnificent community
- Experience the best in modern-day living**

At GOOGEE PROPERTIES PVT. LTD., we are passionate about delivering exceptional projects that meet the future expectations of our customers. Our aim is to plan and construct state-of-the-art housing solutions - best in terms of comfort, security, durability, luxury, and class.

Our team is dedicated to delivering the finest projects on par with global standards for our customers. We pride ourselves in delivering avant-garde, structurally secure, strategically located, and competently developed real estate and residential apartment projects that offer untapped growth potential from an investment perspective. We are working tirelessly to launch a number of prestigious projects on an extensive scale in all the prime locations around the states of Telangana and Andhra Pradesh.

We at, GOOGEE PROPERTIES PVT. LTD proudly present to you our latest project -
GOOGEE PHARMA CITY at Yacharam.

An exclusive residential gated community project packed with the finest of amenities and facilities, located just 1 km from the HYDERABAD PHARMA CITY.



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*The permanent
address for your trust...*




PRANITHA SUBHASH
Brand Ambassador



GOOGEE
PHARMA CITY
AT YACHARAM

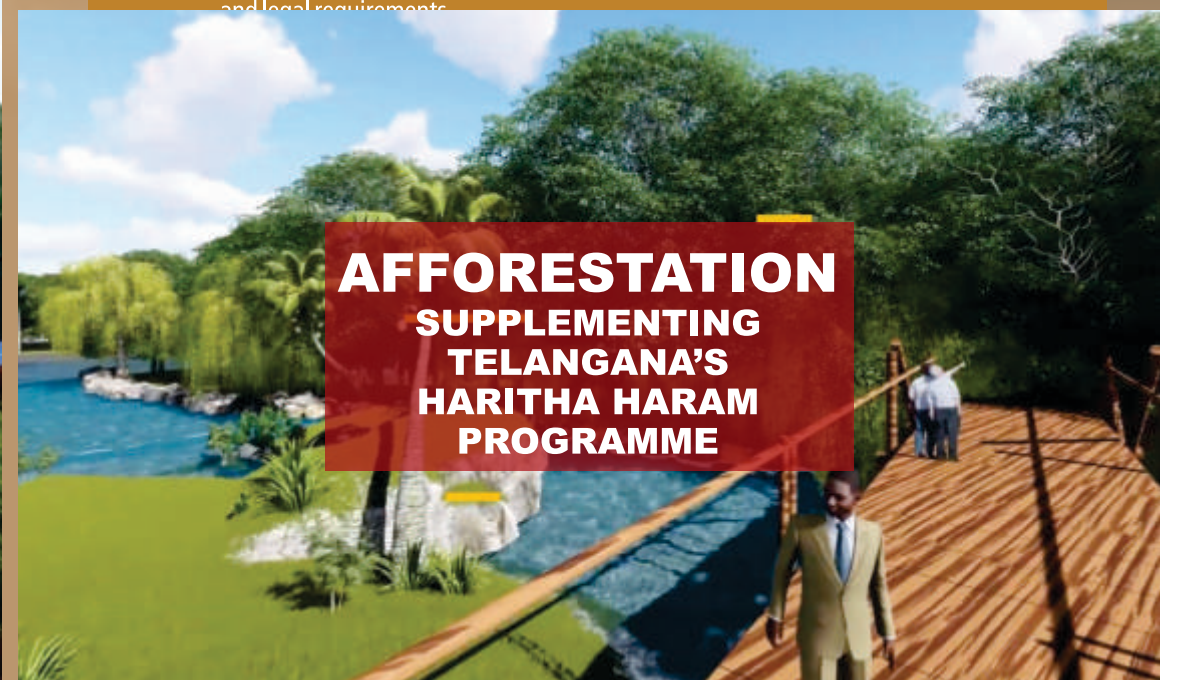
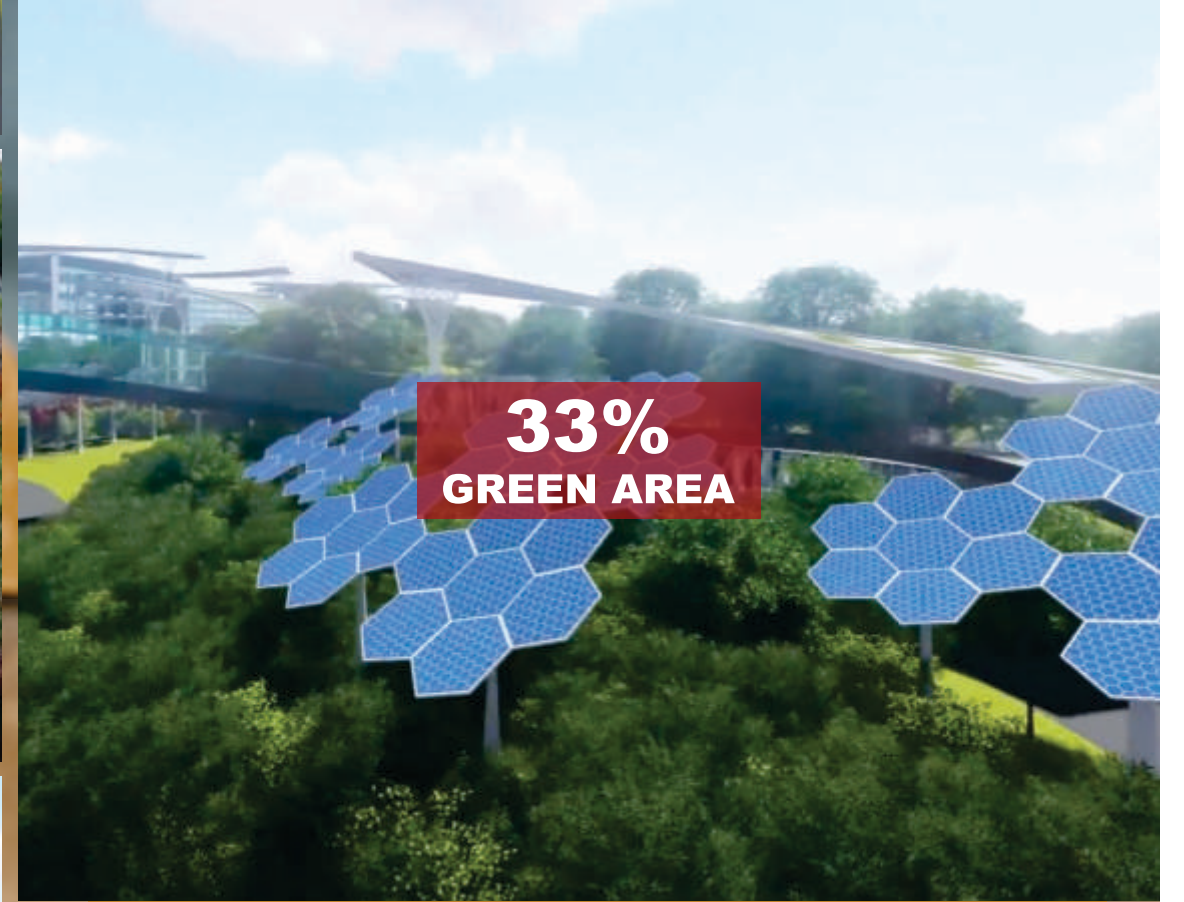
An Exciting Retreat
- urban community living at its best

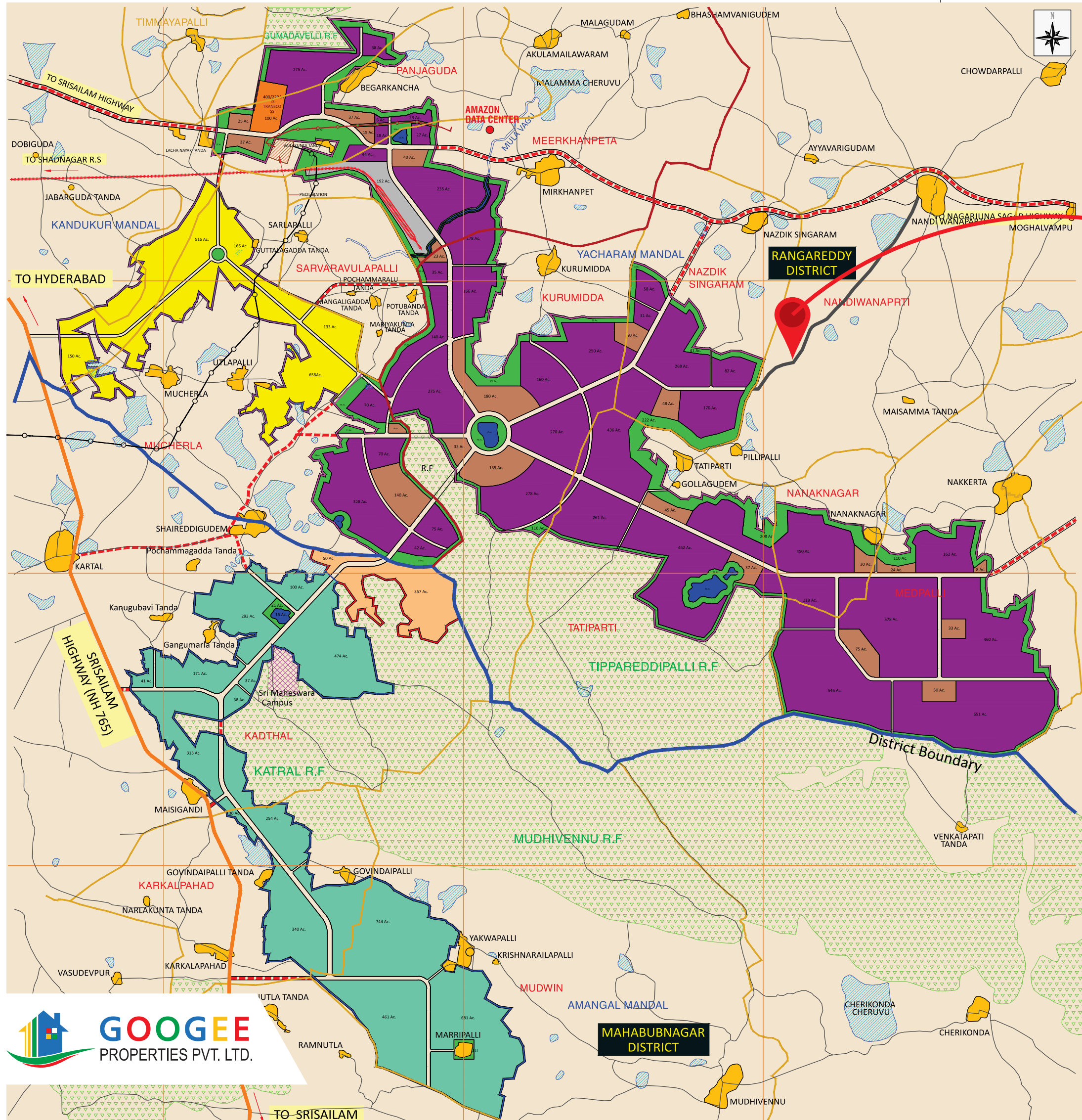
Located in the tranquil environs of Yacharam, just .5 km from the HYDERABAD PHARMA CITY, **GOOGEE RESORT** nestled in GOOGEE PHARMA CITY is abundantly blessed with clean fresh air, lush greenery, and wide-open spaces. This exclusive resort will be easily accessible and well-equipped with all essential amenities and conveniences necessary for a wholesome and peaceful community experience.

So whether it is a peaceful weekend getaway, or maybe an attractive investment that is bound to appreciate with time, **GOOGEE PHARMA CITY** is a good investment opportunity, anyway you look at it. Don't miss this golden chance to invest in this elite boutique development offering the ultimate lifestyle.



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PHARMA CITY LOCATION

GOOGEE PHARMA CITY AT YACHARAM



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*A World-Class Pharma
Manufacturing Hub with Smart Connectivity*

The Project is along the **Kandukur-Yacharam Road**
This road connects both Srisailem Highway and
Nagarjunasagar Highway.
This road is being planned for up-gradation to **4 lanes**

Rajiv Gandhi International Airport
is located **21 km** to the north of
Pharma City Site

Nagarjunasagar Highway
This is SH-19 that connects Hyderabad to Nagarjunasagar.
It is an existing 2 lane road proposed for **up-gradation to 4 lanes**

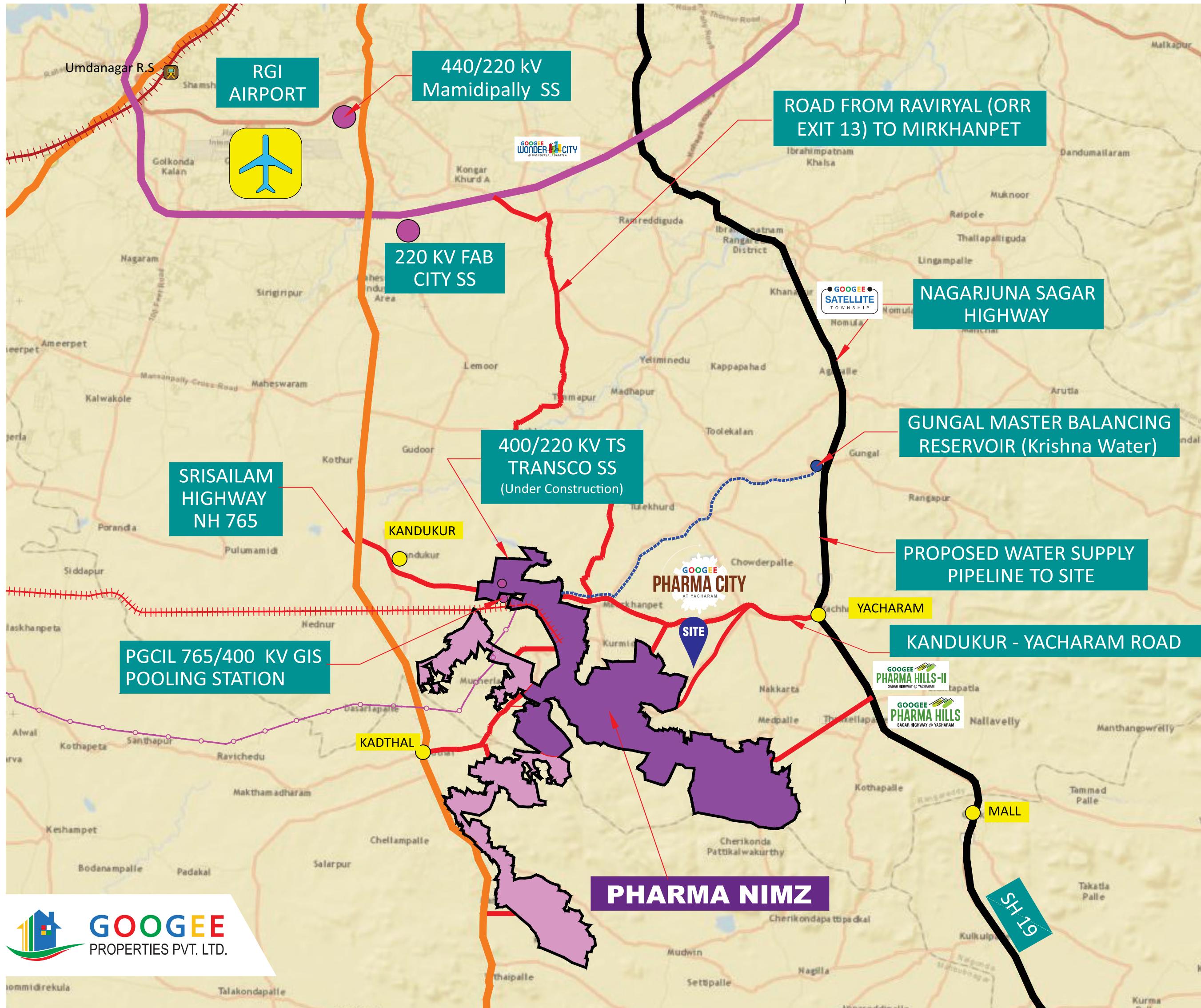
A proposed rail spur line near
Vaikunta Tanda, 20 min from
the project

Srisailem Highway
This is the **NH-765**, which runs 6 km west of **Pharma City**
and connects the region to **Hyderabad**

National Highway-44
The Pharma City lies 30 km to the east of
NH-44 (Varanasi-Kanyakumari)

The **nearest** railway station is
Shadnagar Railway Station

Hyderabad Outer Ring Road
The ORR connects Srisailem Highway and Nagarjunasagar
Highway to various parts of Hyderabad Metropolis



Golden Telangana - A Universal Destination for Pharma and Healthcare

The Government of Telangana has initiated several measures to realise its grand vision of **Golden Telangana** - including an effort to strengthen the healthcare ecosystem, to provide a momentum to the pharma industry, and to provide an industry-friendly integrated setting for developing existing pharma companies as well as to attract new investments in manufacturing and affiliated segments of pharma industry.





ENTRANCE ARCH



STREET LIGHTS



CHILDREN PLAY AREA



AVENUE PLANTATION



80, 40 & 33 FEET WIDE BT ROADS



WATER HARVESTING PIT

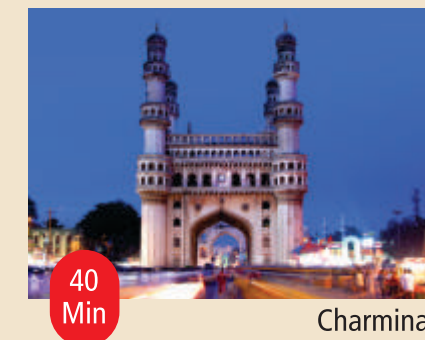
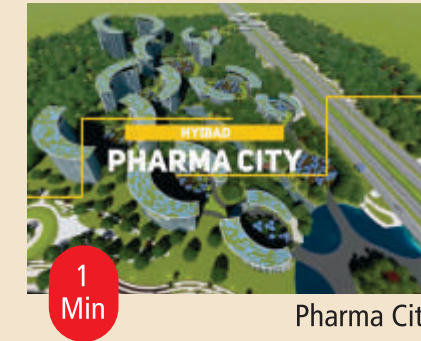


OVER HEAD TANK

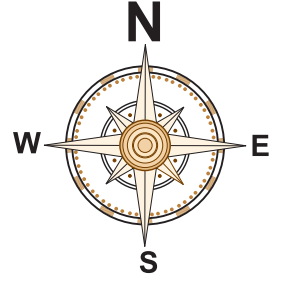
100 %
VAASTHU

LOCATION MAP
Not to scale

GOOGEE
PHARMA CITY
AT YACHARAM



LAYOUT PLAN



Proposed plan in Nandiwanaparathi Village,
Yacharam Mandal, Rangareddy District,
Telangana State, INDIA.

ITS RERA
REGULATED BY THE RERA ACT, 2016
P02400002500



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It's all about... living peacefully

An exclusive residential gated community project packed with the finest of amenities & facilities, located just .5 km from the HYDERABAD PHARMA CITY.

Located in the flourishing neighborhood of Yacharam, **GOOGEE PHARMA CITY** is a well-planned, completely secure venture spanning over 102 acres of lush verdant land. Filled with impressive amenities, this DTCP approved layout offers world-class facilities that not only make your life comfortable but is bound to be a delight for the entire family. With fast and easy connectivity to Hyderabad, Yacharam is a perfect choice for land investment considering the ongoing rates and future growth prospects.

GOOGEE PHARMA CITY provides a unique environment for those who desire peaceful living without missing out on modern yet comfortable and sophisticated living.



CYCLING TRACK



FULLY LANDSCAPED PARKS



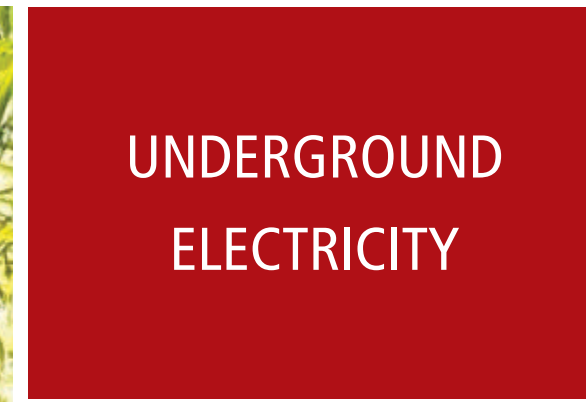
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COMPOUND WALL



24 HR SECURITY



UNDERGROUND
ELECTRICITY



JOGGING TRACK



UNDERGROUND DRAINAGE



Innovative Planning
- home to exclusive lifestyle features

GOOGEE RESORT is your big opportunity to spend time in one of the most classy and stylish spaces. The structural design makes the most of naturally available light and air. Its intelligent planning ensures that natural light streams in copiously and air circulation is fresh and refreshing. The gaming zone will have exciting indoor games like snooker, billiards, table tennis, carom board, chess, and a few other popular games while the outdoor facility will have basketball, badminton, etc.

Premium homes, sophisticatedly built and surrounded by lush greens on all sides.

GOOGEE RESORT is an ideal place for a tranquil living and the best location for you to spend your weekends.



RESORT PRIVATE ROOMS



BASKETBALL COURT

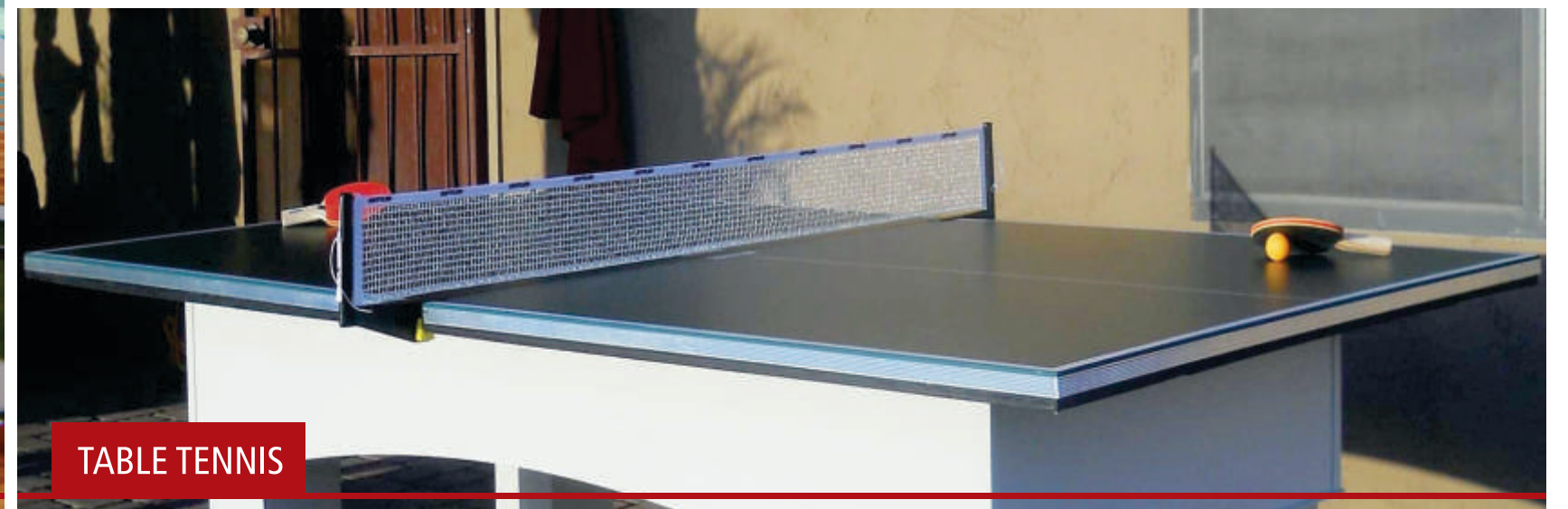


TABLE TENNIS



PARTY HALL



AMPHITHEATER

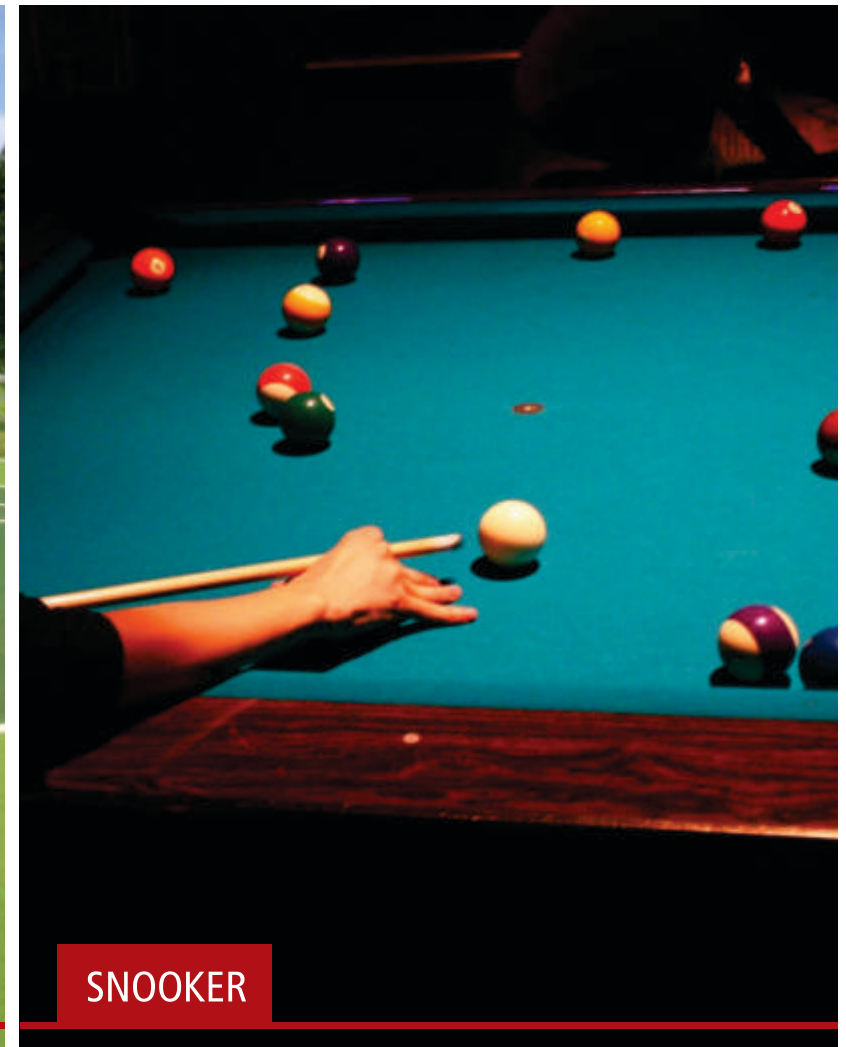


GOOGEE
PROPERTIES PVT. LTD.

SWIMMING POOL



TENNIS COURT



SNOOKER



CHILDREN PLAY AREA



BADMINTON COURT



MODERN GYM

HOW WE SUCCEED in what we do!



GOOGEE PROPERTIES

Premium Homes from the Specialists

Since its inception, Googee Properties has strived for benchmark quality, uncompromising business ethics and transparency, timeless values, extensive research, latest construction technology, and beneficial customer-centric approach. The strength of our group lies in our immensely experienced and knowledgeable team of architects, engineers, and landscaping consultants. We have set a benchmark for delivering projects in time with innovation, groundbreaking technologies to meet the needs of clients. We have the right skill in providing solutions and achieving the expectations in a well-timed manner with flawless execution. Thus, with a single-minded commitment, we have evolved into a name that is synonymous with trust, innovation, quality and customer satisfaction.



A reliable company

- innovation and commitment in everyday life

VISION

To become a leading player in Real estate development and to become a trusted brand that can be associated with capability to execute any major project with professional ethics, expertise, while upholding customer eccentricity and superior quality.

MISSION

To deliver best Real estate projects in the region, upholding highest standards of professional ethics, technical expertise and value for customers.

To develop superior quality residential and commercial properties at affordable prices, deliver value for money and achieve customer satisfaction.

To earn customer loyalty and trust to build a long relationship To be a responsible real estate developer and comply with all safety, environment and legal requirements.

To empower, enable, enrich and benefit all stake holders' i.e. customers, business associates, investors, state, country and society at large.

POLICY

We aim to provide a holistic approach towards real estate services. It is our policy to strive for long-term relationships to support, care and provide opportunities to everyone. We ensure our clients accomplish and achieve their dreams of having an affordable and comfortable home.

ONGOING PROJECTS

GOOGEE PROPERTIES PVT. LTD.

GOOGEE PHARMA HILLS
SAGAR HIGHWAY @ YACHARAM

VILLA OPEN PLOTS

A home here is a dream come true!

DTCP APPROVED

GOOGEE PROPERTIES PVT. LTD.

COMMERCIAL OPEN PLOTS

GOOGEE WONDER CITY
@ WONDERLA, ADIBATLA

hmda APPROVED LAYOUT

GOOGEE PROPERTIES PVT. LTD.

GOOGEE PHARMA HILLS-II
SAGAR HIGHWAY @ YACHARAM

COMMERCIAL & VILLA OPEN PLOTS

A home here is a dream come true!

DTCP APPROVED

UPCOMING PROJECTS

GOOGEE PROPERTIES PVT. LTD.

GOOGEE PHARMA CITY-II
AT YACHARAM

DTCP APPROVED

It's all about... Living peacefully

GOOGEE SATELLITE TOWNSHIP

COMPLETED PROJECTS

GOOGEE PROPERTIES PVT. LTD.

YADADRI PEARL CITY

A place where happiness dwells

DTCP APPROVED LAYOUT

SPOT REGISTRATION

T.L.P. No. 2/2019/DTCP/YDRB
T.L.P. No. 3/2019/DYCP/YDRB

GOOGEE PROPERTIES PVT. LTD.

GOOGEE PHARMA CITY
AT YACHARAM

DTCP APPROVED

It's all about... Living peacefully



ROYAL CITY

First step towards a Secured Tomorrow

hmda

GOOGEE PROPERTIES PVT. LTD.

LP No. 000291/LO/plg/HMDA/2019

GOOGEE PROPERTIES PVT. LTD.

KINGS FARM MEADOWS

experience the joy of blissful living

SPOT REGISTRATION

GOOGEE PROPERTIES PVT. LTD.

Dollar City
NEAR ADIBATLA

ROYAL CITY-2

First step towards a Secured Tomorrow

hmda

GOOGEE PROPERTIES PVT. LTD.

GOOGEE PROPERTIES PVT. LTD.

GOOGEE FILM CITY
Near RAMOJI FILM CITY

Invest TODAY and enjoy a beautiful TOMORROW!

hmda

GOOGEE PROPERTIES PVT. LTD.

GOOGEE PROPERTIES

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GOOGEE PHARMA CITY at Yacharam

GOOGEE PHARMA CITY is a grand residential project that offers a comfortable and charming lifestyle experience to its residents. Located in the flourishing neighborhood of Yacharam, GOOGEE PHARMA CITY is a well-planned, completely secure venture spanning over 200 acres of lush verdant land. Filled with impressive amenities, this DTCP approved layout offers world-class facilities that not only make your life comfortable but is bound to be a delight for the entire family. With fast and easy connectivity to Hyderabad, Yacharam is a perfect choice for land investment considering the ongoing rates and future growth prospects. GOOGEE PHARMA CITY provides a unique environment for those who desire peaceful living without missing out on modern yet comfortable and sophisticated living.



GOOGEE
PROPERTIES PVT. LTD.

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Near Victoria Memorial Metro Station,
Green Hills Colony, Kothapet, Hyderabad - 500035,
Telangana State, INDIA.

Branch Office : 5th Floor,
R C Reddy Complex, 2-1-57/A/39&40,
Venkateswara Colony, Uppal,
Hyderabad - 500 039, Telangana State, INDIA.

www.googeeproperties.com - info@googeeproperties.com

CONTACT :



Note: This brochure is only a conceptual presentation and not a legal offering.
The promoters reserve the right to alter and make changes in the layout & plans as deemed fit.